

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		HENDERSON ST, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	11
Owner 1:	BASEGMEZ FAHREDDIN &				
Owner 2:	SERTKAYA AYLIN				
Owner 3:					
Street 1:	11 HENDERSON ST UNIT 11				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	MARLEY WILLIAM A -		
Owner 2:	-		
Street 1:	22 PHINNEY ROAD		
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry:	
Postal:	02421		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Wood Shingle Exterior and 2103 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7624																
Total AC/HA:	0.00000			Total SF/SM:	0		Parcel LUC:	102	Condo		Prime NB Desc:	CONDO							Total:			Spl Credit			Total:		

Type:	99 - Condo Conv		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact: .
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 8		BRs: 5		Baths: 1		HB 1						

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2004

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.14928675
Const Adj.:	1.00989902
Adj \$ / SQ:	342.396
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	795558
Depreciation:	147974
Depreciated Total:	647584

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	342.40	
Special Features:	2700	Val/Su Net:	309.22	
Final Total:	650300	Val/Su SzAd	309.22	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 023.A-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
22	Wood Deck	D	S	1	14X16	G	GD	2006	13.08	T	7.8	102			2,700		2,700

More: N	Total Yard Items:	Total Special Features:	2,700	Total:	2,700
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,103	342.400	720,058	
Net Sketched Area:		2,103	Total:	720,058	
Size Ad	2103	Gross Are	2103	FinArea	2103

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
8						
8						
3						

IMAGE

